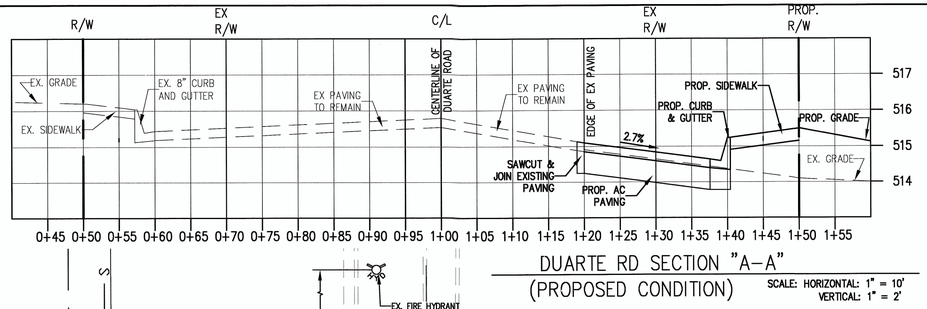
RECEIVED
DEPT OF REGIONAL PLANNING
TR74338 EXHIBIT
12 JULY 2016

EXHIBIT MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 74338

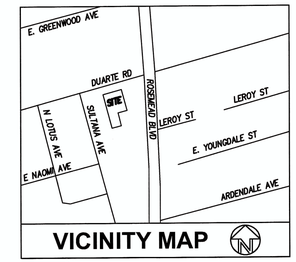
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOT 9 OF SUNNY SLOPE VINEYARD SUBDIVISION NO. 2, AS PER MAP RECORDED IN BOOK 10, PAGE 181 OF MAPS; AND PARCEL 2 OF PARCEL MAP NO. 1229, FILED IN BOOK 21, PAGE 9 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

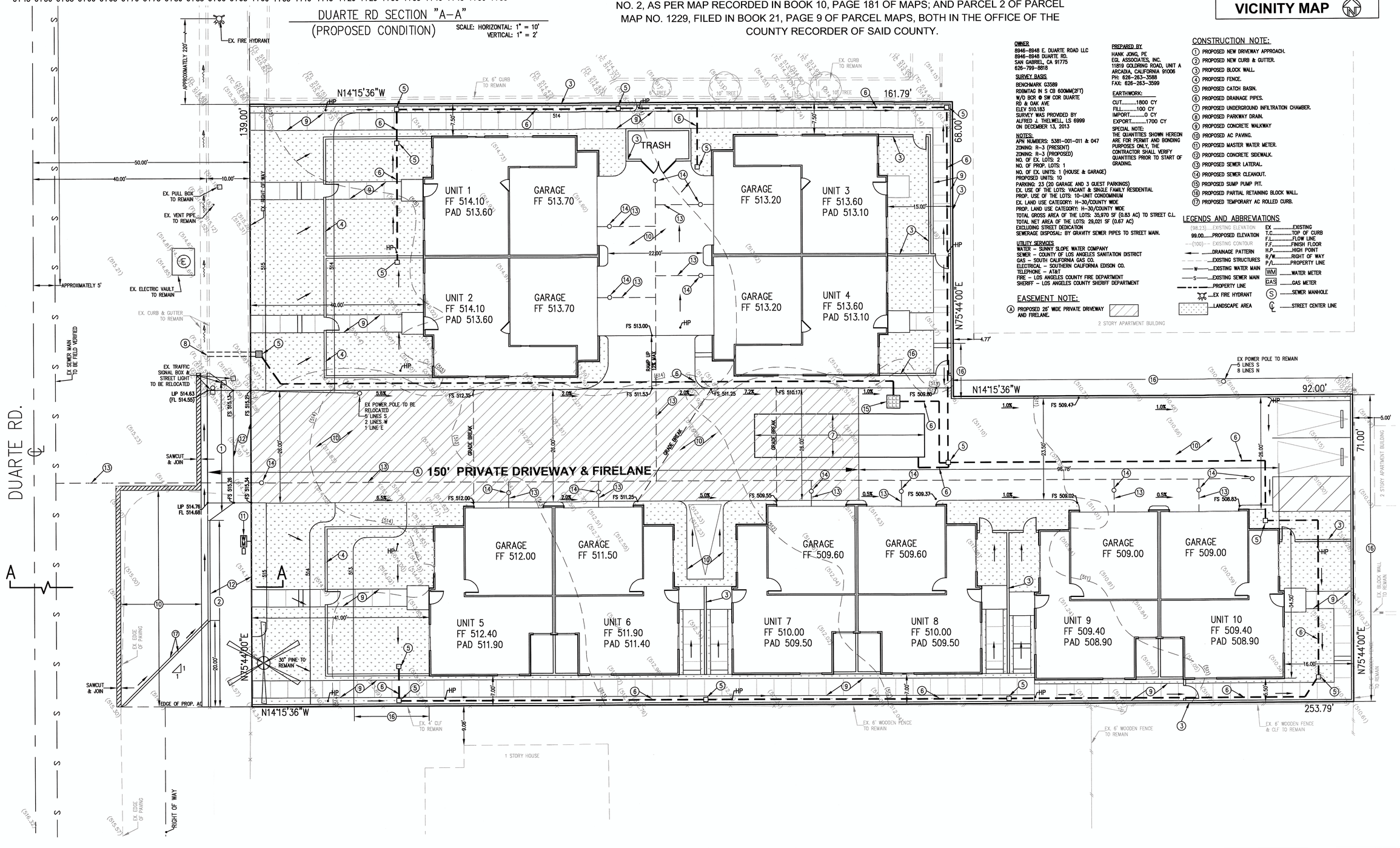


DUARTE RD SECTION "A–A"
(PROPOSED CONDITION)
SCALE: HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'

NORTH
SCALE: 1"=10'



VICINITY MAP



OWNER
8946–8948 E. DUARTE ROAD LLC
8946–8948 DUARTE RD.
SAN GABRIEL, CA 91775
626–799–8818

SURVEY BASIS
BENCHMARK G3589
ROBMTAG IN S CB 600MM(2FT)
W/O BCR @ SW COR DUARTE RD & OAK AVE
ELEV 510.183
SURVEY WAS PROVIDED BY ALFRED J. THELWELL, LS 6999 ON DECEMBER 13, 2013

NOTES:
APN NUMBERS: 5381–001–011 & 047
ZONING: R–3 (PRESENT)
ZONING: R–3 (PROPOSED)
NO. OF EX. LOTS: 2
NO. OF PROP. LOTS: 1
NO. OF EX. UNITS: 1 (HOUSE & GARAGE)
PROPOSED UNITS: 10
PARKING: 23 (20 GARAGE AND 3 GUEST PARKINGS)
EX. USE OF THE LOTS: VACANT & SINGLE FAMILY RESIDENTIAL
PROP. USE OF THE LOTS: 10–UNIT CONDOMINIUM
EX. LAND USE CATEGORY: H–30/COUNTY WIDE
PROP. LAND USE CATEGORY: H–30/COUNTY WIDE
TOTAL GROSS AREA OF THE LOTS: 35,970 SF (0.83 AC) TO STREET C.L.
TOTAL NET AREA OF THE LOTS: 29,021 SF (0.67 AC)
EXCLUDING STREET DEDICATION
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

UTILITY SERVICES
WATER – SUNNY SLOPE WATER COMPANY
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTH CALIFORNIA GAS CO.
ELECTRICAL – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – AT&T
FIRE – LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF – LOS ANGELES COUNTY SHERIFF DEPARTMENT

EASEMENT NOTE:
(A) PROPOSED 26' WIDE PRIVATE DRIVEWAY AND FIRELANE.

PREPARED BY
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CALIFORNIA 91006
PH: 626–263–3588
FAX: 626–263–3599

EARTHWORK:
CUT.....1800 CY
FILL.....100 CY
IMPORT.....0 CY
EXPORT.....1700 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

CONSTRUCTION NOTE:
1. PROPOSED NEW DRIVEWAY APPROACH.
2. PROPOSED NEW CURB & GUTTER.
3. PROPOSED BLOCK WALL.
4. PROPOSED FENCE.
5. PROPOSED CATCH BASIN.
6. PROPOSED DRAINAGE PIPES.
7. PROPOSED UNDERGROUND INFILTRATION CHAMBER.
8. PROPOSED PARKWAY DRAIN.
9. PROPOSED CONCRETE WALKWAY
10. PROPOSED AC PAVING.
11. PROPOSED MASTER WATER METER.
12. PROPOSED CONCRETE SIDEWALK.
13. PROPOSED SEWER LATERAL.
14. PROPOSED SEWER CLEANOUT.
15. PROPOSED SUMP PUMP PIT.
16. PROPOSED PARTIAL RETAINING BLOCK WALL.
17. PROPOSED TEMPORARY AC ROLLED CURB.

LEGENDS AND ABBREVIATIONS

(98.23)....EXISTING ELEVATION
98.00.....PROPOSED ELEVATION
(100)....EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURES
—W—.....EXISTING WATER MAIN
—S—.....EXISTING SEWER MAIN
.....PROPERTY LINE
.....EX FIRE HYDRANT
.....LANDSCAPE AREA

EX .....EXISTING
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.F.....FINISH FLOOR
H.P.....HIGH POINT
R/W.....RIGHT OF WAY
P/L.....PROPERTY LINE
WM.....WATER METER
GAS.....GAS METER
S.....SEWER MANHOLE
℄.....STREET CENTER LINE

PROJECT LOCATION:
TENTATIVE TRACT MAP NO. 74338
10-UNIT CONDOMINIUMS
8946 & 8948 DUARTE RD,
LA COUNTY, CA 91775
APN: 5381-001-011 & 047

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REVISIONS	BY
RELEASED	DATE

PREPARED FOR:
8946-8948 E. DUARTE ROAD LLC
8946-8948 DUARTE RD.
SAN GABRIEL, CA 91775
TEL:626-799-8818

EGL Associates, Inc.
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (562)263-3599

REGISTERED PROFESSIONAL ENGINEER
HANK YEE-LI TAK JONG
45846
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DRAWN	SY
CHECKED	HJ
DATE	05/23/2016
JOB NO.	13–203–010
SCALE	1"=10'
FILE	13203010T.DWG
DRAWING	2 of 2

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